

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal #8575 Jin N. Goon, appellant

The Zoning Administrator District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 30, 1966.

ORDERED: EFFECTIVE DATE OF ORDER: April 22, 1966

That the appeal for a variance from the provisions of Section 3301.1 of the Zoning Regulations requiring 900 square feet per unit for conversion into multiple dwelling at 321 East Capital Street, lot 18, square 787 be partially granted.

From the records and the evidence adduced at the public hearing, the Board finds the following facts:

(1) Appellant's lot has a frontage of 22 feet on East Capital Street and contains an area of 2263 square feet of land.

(2) Appellant's property is improved with a three story building with an English basement and a garage in rear.

(3) Appellant purchased the property in November 1965 and claims that the building was rented as 4 apartment units at that time.

(4) The property is licensed for 2 flats and a rooming house.

(5) The lot contains 2263 square feet of land whereas the Zoning Regulations for the R-4 District requires 900 square feet per dwelling unit.

(6) There was objection to the granting of this appeal registered at the public hearing. The Capitol Hill Southeast Citizens Association and the Capitol Hill Restoration Society have registered objection to the granting of this appeal. The Northeast Citizens' Association has indicated that it favors granting the appeal.

OPINION:

The Board is of the opinion that only three apartments should be in this building. Therefore, the Board grants its approval for an apartment on the basement floor, an apartment on the first floor, and an apartment on the second and third floors combined.

OPINION cont'd:

The Board concludes that the relief granted will be consistent with the public good and will not substantially impair the intent, purpose, and integrity of the zoning plan as embodied in the Zoning Regulations and Map.